

**FINDINGS - EXHIBIT A
PARCEL MAP CO13-0002 (DEGROOT)**

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class One) pursuant to CEQA Guidelines Section 15303 because the project is located within an existing building and will not involve any new construction beyond placing interior walls for future owners/tenants and bringing the building up to current building code standards.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Industrial land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the proposed parcel is one acre which meets the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance. Individual condominium units will be recorded with a condominium plan.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcel contains adequate area for development of individual condominium units within an existing 18,000 square foot building.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support individual condominium units within an existing 18,000 square foot building.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is located within an existing industrial building and is not located in close proximity to significant fish or wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.